Karen Johnson Davidson County
Batch# 250471 DEEDWARR
06/28/2019 03:08:30 PM 3 pgs
Fees: $18.00 Taxes: $1,369.00
20190628-0063234

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $370,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of June, 2019.

Notary Public
MY COMMISSION EXPIRES: 5/5/20
File No. G19-5532

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Tai Nguyen and Trang Tran Nguyen (NAME)	F & M Bank (NAME)	114-7-B-124 CO
1025 Wellmoor Court (STREET ADDRESS)	50 Franklin Street (STREET ADDRESS)	
Nashville, TN 37209 (CITY) (STATE) (ZIP)	Clarksville, TN 37040 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBYACKNOWLEDGED, WE, **Zachary G. Rakestraw and wife, Ashleigh Rakestraw**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Tai Nguyen and Trang Tran Nguyen, husband and wife**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Being Lot No. 113, on the Plan of Section Five, Westchase of record in Instrument No, 20041215-0149127, Regsiter's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Zachary G. Rakestraw and wife, Ashleigh Rakestraw by Deed dated January 7, 2014 from Edgar L. Saunders, IV and Heather L. Saunders, both unmarried, recorded January 14, 2014, in Instrument Number 20140114-0003676, register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. PUD Boundary Plat in Book 9700, page 521, Reegister's Office for Davidson County, Tennessee.

2. TVA Easements in Book 751, page 374, Book 787, page 13 and Boo 787, page 14, Register's Office for Davidson County, Tennessee.

3. Public Utilities Easement in Book 8626, page 852, Register's Office for Davidson County, Tennessee.

4. Rights of ingress and egress in and to family cemetery in Book 2484, page 315, Register's Office for Davidson County, Tennessee.

5. Access Easement agreement in Book 10008, page 79, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer Easement in Book 5222, page 720 and Instrument No. 20021028-0131574, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Public Utilities easement in Instrument No. 20021104-0134795, 20040304-01024493 & 20050509-0052106, Register's Office for Davidson County, Tennessee.

8. Common Area conveyed to HOA in Instrument No. 20060921-0117333 & 20080324-0029026, Register's Office for Davidson County, Tennessee.

9. Easement to Comcast of Nashville I, LLC in Instrument No. 20100219-0012994, Register's Office for Davidson County, Tennessee.

10. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Instrument No. 20041215-0149127, Register's Office for Davidson County, Tennessee.

11. Restrictions as recorded in Instrument Nos. 20021126-0146387, 20151210-0124243, 20160308-0021966 & 20170420-0038781, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1025 Wellmoor Court, Nashville, TN 37209.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 27th day of June, 2019.

Zachary G. Rakestraw

Ashleigh Rakestraw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 27th day of June, 2019, before me personally appeared Zachary G. Rakestraw and Ashleigh Rakestraw, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 27th day of June, 2019.

MICHAEL T. MOSER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Notary Signature
My commission expires: 3/24/22

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066

True Copy Certification

I, Anita Lester, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE

County of DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/20
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.